

LEO FOX, ESQ. (LF-1947)  
630 THIRD AVENUE, 18<sup>TH</sup> FLOOR  
NEW YORK, NEW YORK 10017  
(212) 867-9595

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

Chapter 11 Reorganization  
Case No. 09-46326

-----X  
IN RE:

ISACK ROSENBERG,

**AFFIDAVIT PURSUANT TO  
LOCAL RULE 1007**

Debtor.

-----X  
STATE OF NEW YORK     )  
                                  ) ss.:  
COUNTY OF NEW YORK )

ISACK ROSENBERG, being duly sworn deposes and says:

1. I am the above Debtor. I make this Affidavit pursuant to Local Rule 1007.
2. I am not a small business Debtor within the meaning of the  
Bankruptcy Code.
3. Attached hereto is a list of the businesses, the description of the business they  
conduct and their addresses:
4. The reasons for the Chapter 11 filing are as follows: The Debtor filed this  
Chapter 11 case on July 28, 2009. This case and the company case of Abraham  
Rosenberg, the Debtor's brother (Index No. 09-46327) was filed to stay a UCC sale by  
RCGLV Maspeth LLC, RCG Longview II, L.P., and Galster Funding, L.L.C. ("RCG"  
collectively) to foreclose upon the Rosenberg's equity interest in Certified Lumber  
Corporation (Certified), Boro Park Home Center (Boro Park) and Waterfront Realty II,  
LLC (Waterfront). These three entities are extremely valuable with a net worth far  
exceeding the claims alleged by RCG to be in the amount of approximately  
\$22,000,000, amount the Debtor disputes. Certified and Boro Park are lumber and  
hardware business and own valuable real estate. The Certified and Waterfront real

estate is located by the water overlooking Manhattan, and is in the process of being rezoned for residential development which will significantly increase its value.

5. The two project which caused the Chapter 11 filings with RCG are as follows: The first was a 87 unit luxury condominium building located at 84 and 100 Maspeth Avenue, Brooklyn, New York ("Maspeth") Maspeth was funded by a construction loan from Community Preservation Corporation for \$16,500,000 and a loan for \$11,300,000 from RCG (representing principal and pre-paid interest), a loan from 32<sup>nd</sup> Street Investors for \$6,000,000 and a loan from NCC Capital for \$1,800,000. The last two loans were funded because of delays and improvements, and were secured by the personal assets of Isack & Abraham Rosenberg, which loans were absolutely necessary to complete the project.

6. The RCG loan was made to the Debtor who gave, as collateral, his and his brother Abraham equity interests in Certified, Boro Park and Waterfront, as well as the equity interest in Maspeth.

7. Maspeth was completed on or about July, 2008 and to date 55 units with a gross sales price of approximately \$23,500,000 have been sold. The Construction Loan has been fully paid and \$11,582,510 was paid to date to RCG, from the proceeds of the sales and the Debtors personal funds. The remaining 32 units and commercial space should generate approximately \$16,000,000 (assuming a discounted price based on the current market). There are four separate sale transactions of condominium units ready to close, for a gross sales price of \$2,000,000. The Debtor made proposals to pay approximately \$500,000 to settle mechanics liens on the property, and permit continued sales of units and to distribute the balance of the proceeds of sales with the above referred to lenders

under an equitable agreement.

8. RCG has claimed that it is still owed \$6,000,000 for Maspeth and the Debtor disputes this amount, stating that at best \$3,238,698 is due.

9. The Debtor is also 50% owner of a Company entitled McCaren Park Mews LLC ("McCaren"). McCaren embarked upon a large real estate development project in Williamsburg involving the construction of a 120 unit luxury condominium building. McCaren expended over \$65,000,000 to date and has approximately \$2,000,000 left to pay subcontractors to be able to obtain a Certificate of Occupancy for the project.

10. McCaren was funded by the investment by the partners, a construction loan of \$48,200,000 by Capital One Bank and loans from RCG to the Debtor in the amount of \$13,000,000. The RCG loans were secured in the equity of McCaren and the equity interests of the Debtors and Abraham in Certified and Waterfront.

11. The Debtor has alleged that McCaren ran into delays as a consequence of Capital One's delays in processing and funding requisition requests under the Construction Loan, which placed McCaren into an adverse financial situation in 2008 and early 2009, resulting in \$16 Million Dollars in lost contracts of sale of condominium units. In late 2008, Capital One refused to fund our requisition request under the construction loan which they were obligated to advance. In addition Capital One also refused the offer of McCaren who offered to obtain outside funds to fund the \$2 Million necessary to complete the project, conditioned upon such \$2 Million dollars being paid back to the outside lender, after a Certificate of occupancy was obtained. If Capital One would have agreed to fund the \$2 Million Dollars, as it was required to, all parties

would have been satisfied.

12. Capital One's mortgage loan balance is approximately \$45,500,000 at present. Capital One is seeking to sell such mortgage at a significant discount. (This was alluded to at a recent Court Hearing)

13. The Debtor has arranged for financing for the acquisition of the Capital One Mortgage Loan Balance, with the realistic plan of completing the development and arranging for the sale of the Condo Units. The plan calls for proceeds of the sales of units to be used to pay the assigned Capital One balance amount and thereafter to satisfy the RCG debt. This plan is one aspect of the proposals to be submitted to the Court as part of the proposed Chapter 11 plan proposals of Debtors Isack and Abraham Rosenberg and McCaren. RCG has claimed that it is owed approximately \$15-16,000,000 on the McCaren project and the Debtor disputes that amount as well.

14. The Debtor thus has the following sources of financing for the satisfaction of the RCG debt.

- a. Payment of the debt through the completion of the sale of the Maspeth units in the amount of \$5,000,000;
- b. The completion of the development and the sale of the McCaren units in the amount of \$15,000,000 dollars;
- c. Refinancing of the various real estate properties owned by Certified, Boro Park, and Waterfront as is necessary.

15. The Debtor attaches a list of the largest unsecured creditors (numbering less than twenty) and contact information (Exhibit A).

16. The Debtor has the secured creditors described upon the annexed schedule.

17. A description of my income and benefits is described upon the annexed schedule.

18. A summary of the Debtor's assets and liabilities is described upon the annexed schedule.

19. No property is within the possession of any party other than the Debtor.

20. The Debtor has described the addresses of its premises upon the schedule describing the businesses.

21. The Debtor's principal's management and their history is identified above.

22. The Debtor's expected monthly income and disbursements is attached hereto as Exhibit B.

23. The Debtor will be able to submit and confirm a Chapter 11 plan given sufficient time to complete the above. The Debtor therefore is entitled to seek the relief sought below.

  
Isack Rosenberg

Severally affirmed before me this

18<sup>th</sup> day of September, 2009

  
NOTARY PUBLIC

JOSEF FRIEDMAN  
Notary Public, State of New York  
No. 01FR4510600  
Qualified in Kings County  
Commission Expires October 31, 2009

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B4 (Official Form 4) (12/07)

# United States Bankruptcy Court

## Eastern District of New York

In re Isack Rosenberg

Debtor

Case No. 09-46326 (CEC)

Chapter 11


### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address, including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed or subject to setoff	Amount of claim (if secured also state value of security)

See attached.

Date: September 22, 2009



Debtor

ISACK ROSENBERG

Printed Name and Title

[Declaration as in Form 2]

A

	A	B	C	D	E	F	G	H	I	J	K	L	M
37	<b>Isack Rosenberg</b>												
38	<b>470 Kent Avenue</b>												
39	<b>BROOKLYN, NEW YORK 11211</b>												
40	<b>718-387-1938</b>												
41	<b>Schedule of Equity Ownership of Isack Rosenberg</b>												
42	<b>July 31, '09</b>												
43													
44											Tax ID #	Estimated	
45	<b>Schedule of Ownership Equity Before Mortgages Payable</b>											Current	
46	Current market value of my 50% share of Certified Lumber Corp. - Real Estate											Value	
47	Current market value of my 50% share of Certified Lumber Corp. & BP - Lumber business											5,500,000	
48	Current market value of my 50% Share of Boro Park Home Center Corp.											1,250,000	
49	Current market value of my 50% Partnership interest in Waterfront Realty											1,200,000	
50	Current market value of my 50% share of 54 Eldridge St Corp											16,500,000	
51	Current market value of my 50% share of Franklin Realty Corp.											2,500,000	
52	Current market value of my 50% share of Franklin Realty Corp. Parking Lot											2,400,000	
53	Current market value of my 50% share of Exclusive Door Co Inc											1,800,000	
54	Current market value of my 50% share of 186 Clymer											450,000	
55	Current market value of my 100% share in 84-100 Maspeth Ave Brooklyn, NY											1,250,000	
56	Current market value of my 50% share McCaren Park Mews LLC 205 N 11th St Brooklyn, NY-Value to be determined											14,300,000	
57	Current Market Value of Condo 908 Driggs Ave. Brooklyn, NY											300,000	
58	Current Market Value of my 50% share Condo 84 Lewis Ave Bethlehem, New Hampshire											140,000	
59	Current Market Value of 50% of 1067 54th ST. Brooklyn, NY											300,000	
60	Current Market value of 22.5% of 13 Hooper LLC											950,000	
61	<b>Total Assets</b>											<b>48,840,000</b>	
62													
63	<b>Schedule of Liabilities</b>												
64	My share of Mortgage Payable CL \$1,150,000								Creditor		Date		
65	My 50% share of \$1,700,000 Mortgage Payable Boro Park								Bank of Smithtown		575,000		
66	My 50% share of \$3,800,000 Mortgage Payable Waterfront Realty								Brooklyn Federal Savings Bank		850,000		
67	My 50% share of Payable Exclusive Door Co								Capital One Bank		1,900,000		
68	My 50% share of 2,500,000 M/P Wachovia - 186 Clymer										450,000		
69	My 50% share of \$3,000,000 Mortgage Payable on 54 Eldridge St Corp								Astoria Federal SB		1,250,000		
70	My 50% share of \$2,700,000 Mortgage Payable on Franklin Realty Corp								Brooklyn Federal SB		1,500,000		
71	My 50% share of \$235,000 M/P on Franklin Realty Corp								Horseplay Management		5/13/2004	117,500	
72	My 50% share of \$700,000 M/P Franklin Realty Corp Block 1885/15								Horseplay Management		7/4/2004	350,000	
73	My 100 % share of \$1.2 M/P Franklin Realty (58 Kent)								Kimmel & Kimmel		10/19/2004	1,200,000	
74	My 100 % share of \$1.2 M/P Franklin Realty (58 Kent)								Kimmel & Kimmel		10/19/2004	2,500,000	
75	My 100 % share of \$1M/P Franklin Realty								Kimmel & Kimmel		9/25/2006	1,000,000	
76	My 50% share of \$ 6 Mortgage Payable to RCG on 84-100 Maspeth Ave								RCG Longview		3,000,000		

LIST OF BUSINESSES

	A	B	C	D	E	F	G	H	I	J	K	L	M
77	My 100 % share of \$6 mil M/P to 32nd St Investors												
78	My 100% share of 1.8 Mil M/P												3,000,000
79	My 50 % share of M/P Capital One Bank N 11th St 46 Million-												900,000
80	My 50% share of \$ 13 Million M/P N 11 RCG McCaren Park Mews												23,000,000
81	Mortgage Payable on Condo 908 Driggs Ave. Brooklyn, NY												7,000,000
82	My 50% Mortgage Payable on 84 Lewis Ave Bethlehem, New Hampshire nominee \$120,000												243,000
83	Current Market Value of Condo 1067 54th ST. Brooklyn, NY												250,000
84	Mortgage Payable on 13 Hooper LLC												950,000
85	Total Liabilities												28,385,500
86													
87	Net Value of Real Estate												20,454,500
88													
89													
90	Schedule B Item 13												
91	Add comments												
92													
93	<u>Certified Lumber Corp</u>												
94	Certified Lumber Corp is located at 470 Kent Ave Brooklyn, N.Y. 11211												
95	Sales in 2008 was over 30 Million Dollars combined with Boro Park Home Center												
96	Shares owned 50% by Isack Rosenberg and 50% by Abraham Rosenberg												
97	Certified Lumber owns the building at 470 Kent Ave. Brooklyn, NY 11211												
98													
99	<u>Boro Park Home Center Corp</u>												
100	Boro Park Home Center Corp is located at 4601 New Utrecht Avenue Brooklyn, NY 11219												
101	Shares owned 50% by Isack Rosenberg and 50% by Abraham Rosenberg												
102	Boro Park Home Center Corp owns the building at 4601 New Utrecht Brooklyn, NY 11219												
103													
104	<u>Waterfront Realty II LLC</u>												
105	Waterfront Realty II LLC owns the building at 462 Kent Avenue Brooklyn, NY 11211												
106	Building consists of approx. 220,000 sf												
107	Waterfront is owned 50% by Isack Rosenberg & 50% by Abraham Rosenberg												



**Isack Rosenberg**  
**Schedule of 20 Largest Unsecured Creditors**  
**July 29 '09**

Gross Amount	IR %	Isack Amount	Property	Type S secured U unsecured L Lease
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**Unsecured Creditors**

**Guaranteed by Isack & Abraham Rosenberg**  
**Collateralized by Affiliated Companies**

**Contact  
Info**

Capital One Bank Joseph Savino 225 Old Country Rd. Mellville NY 11747	46,000,000	50	23,000,000	631-761-0855	204 N 11th St Brooklyn, NY	U
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Brooklyn Federal Savings	2,300,000	50	1,150,000	718-855-8500	380 Flushing Ave Brooklyn, NY	U
81 Court St	1,600,000	50	800,000	718-855-8500	4601 New Utrecht Ave Brooklyn, NY	U
Brooklyn, NY 11201	6,600,000	100	6,600,000	718-855-8500	773 Kent Ave Brooklyn, NY	U
	1,700,000	100	1,700,000	718-855-8500	890 Bedford Ave Brooklyn, NY	U
	1,100,000	100	1,100,000	718-855-8500	1 Franklin Ave Brooklyn, NY	U

32nd St Investors III LLC c/o Alter Mantel LLP 90 Park Ave 35th fl NY, NY 10016	6,000,000	50	3,000,000	212-953-5500	84-100 Maspeth - 462 Kent Ave	U
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Joseph Savino Capital One bank 225 Old Country Road Mellville, N.Y. 11747	3,800,000	50	1,900,000	631-761-0855	462 Kent Ave Brooklyn, NY 11211	U
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Astoria Federal Savings Bank 1 Corporate Drive Suite 360 Lake Zurich, IL 60047-8945	2,960,000	50	1,480,000	877-849-9250	54 Eldridge St New York, NY	U
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N.C. Capital Corp 4309 13th Ave Brooklyn, Ny 11219	1,800,000	50	900,000 718-438-2525 84-100 Maspeth Brooklyn, NY	U
Wachovia Securities 201 S College St Charlotte, NC 28244	2,500,000	50	1,250,000 800-326-1334 186 Clymer St Brooklyn, NY 11211	U
Bank of Smithtown 100 Motor Parkway Suite 160 Hauppauge, NY 11788-5174	1,150,000	50	575,000 631-525-5743 470 Kent Ave Brooklyn, NY 11211	U
Jay Kimmel as nominee c/o Kimmel & Kimmel 270 Madsion 13th Fl NY NY 10016	1,200,000	100	1,200,000 212-661-8838 35 Franklin Ave Brooklyn, NY	U
<b>Total Unsecured creditors</b>	<b><u>78,710,000</u></b>		<b><u>44,655,000</u></b>	

**Unsecured Creditors - credit Cards**

Bank of America PO Box 15026 Willmington, DE 19850-5026	45,000	100	45,000 800-900-6651 Unsecured - revolving credit card	U
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Chase PO Box 15298 Willmington, DE 19850-5298	3,562	100	3,562 800-945-2000 Unsecured - revolving credit card	U
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American Express PO Box 981535 Elpaso, TX 79998-1535	1,073	100	1,073 800-300-8765 Unsecured - revolving credit card	U
------------------------------------------------------------	-------	-----	------------------------------------------------------	---

American Express

<b>PO Box 981535</b>	<b>5,828</b>	<b>100</b>	<b>5,828</b>	<b>800-300-8765</b>	<b>Unsecured - revolving credit card U</b>
<b>El Paso, TX 79998-1535</b>					
<b>American Express</b>				<b>800-300-8765</b>	
<b>PO Box 981535</b>	<b>7600</b>	<b>100</b>	<b>7600</b>		<b>Unsecured - revolving credit card U</b>
<b>El Paso, TX 79998-1535</b>					
<b>American Honda</b>					
<b>POB 65507</b>	<b>5090</b>		<b>5090</b>	<b>866-950-7747</b>	<b>509 monthly lease started June '0'. Lease Israe</b>
<b>Wilmington, De 19808-0507</b>					
<b>GMAC</b>				<b>800-200-4622</b>	
<b>PO Box 380902,</b>	<b>2954</b>	<b>100</b>	<b>2954</b>		<b>Car Lease - Isack 984.73 monthly Lease Isack</b>
<b>Bloomington, MN 55438-0902</b>					
<b>Capital One</b>				<b>631-761-0855</b>	
<b>Joseph Savino</b>	<b>0</b>	<b>100</b>	<b>0</b>		
<b>225 Old Country Road</b>					
<b>Melville, N.Y. 11747</b>					
<b>Total Unsecured Creditors Credit Cards</b>	<b>71,107</b>		<b>71,107</b>		

**Secured Creditors**

RCG Longview II L.P. 7 Penn Plaza Suite 521 New York, Ny 10001	12,000,000	50	6,000,000	204 N 11 th St Brooklyn, NY	S	McCaren Park Mews
RCGLV Maspeth LLC 7 Penn Plaza Suite 521 NY, NY 10001	3,500,000	50	1,750,000	84-100 Maspeth Ave Brooklyn, NY	S	Maspeth Properties LL
Citimortgage POB 9438 Gaithersburg, Md 20898-9438	210,000	100	210,000	1067 54th St Brooklyn NY	S	Isack Rosenberg
Suntrust Mortgage PO Box 26149 Richmond, VA 23260-6149	241,000	100	241,000	908 Driggs Ave Brooklyn NY	S	Isack Rosenberg
US Bank Home Mortgage PO Box 20005 Owensboro, KY 42304-0005	236,000	50	118,000	New Hampshire	N/A	50% Nominee with Sch
<b>Total Secured Creditors</b>	<b><u>16,187,000</u></b>		<b><u>8,319,000</u></b>			

**ISACK ROSENBERG**  
**ASSETS & LIABILITIES, JULY 28, 2009**  
**(Estimated & Approximate)**

**ASSETS**

Real property	\$ 740,000.00
Equity interests in businesses (net of mortgages)	\$ 20,327,500.00
	<u>\$ 20,750.00</u>
<b>Total</b>	<b>\$ 21,088,250.00</b>

**LIABILITIES**

Secured RCG	\$ 15,500,000.00
Mortgages payable	\$ 613,000.00
	\$ 71,000.00
Credit card debt	<u>                    </u>
Contingent guarantee	
(face amount \$69,310,000)	
<b>Total</b>	<b>\$ 16,184,107.00</b>

	A	B	C
1	Isack Rosenberg		
2	Monthly Budget		
3	August '09		
4			
5	<u>Income</u>		
6	Net monthly wages (G 16250)		11,872.00
7	Additional Drawings		35866
8			
9	<u>Expenses</u>		
10	Food	2500	
11	Clothing	1000	
12	Spouse	2000	
13	Medical	600	
14	Maint 106 Ross & Monroe	8200	
15	Rent 106 Ross	3800	
16	Travel	800	
17	Util	1050	
18	Sundries	500	
19	Support Children	4500	
20	Freedom Mortg-Monroe Debora	780	
21	Total personal expenses	25730	
22			
23			
24	<u>Real Estate Income</u>		
25	1067 54 - Income		2510.15
26	908 Driggs - Income		1800
27	Total Income		52,048.15
28	<u>Real Estate Expenses</u>		
29	1067 54 - Exp	2510.15	
30	908 Driggs - Exp	1750	
31	Interest Exp - 13 Hooper	11,083	
32	Interest Cong Sharel Tova - Maspe	1250	
33	Total Expenses	42323.15	
34			
35			
36	<u>Business Expenses</u>		
37	John Hancock	8775	
38	Wife - Monroe RE Tax	950	
39	Total Expenses	52048.15	

## INCOME &amp; EXPENSES

B

B 6 Summary (Official Form 6 - Summary) (12/07)

# United States Bankruptcy Court

## Eastern District Of New York

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

Chapter 11

### STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

☒ Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

This information is for statistical purposes only under 28 U.S.C. § 159.

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	\$
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	\$
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	\$
Student Loan Obligations (from Schedule F)	\$
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	\$
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	\$
<b>TOTAL</b>	<b>\$</b>

State the following:

Average Income (from Schedule I, Line 16)	\$
Average Expenses (from Schedule J, Line 18)	\$
Current Monthly Income (from Form 22A Line 12; OR, Form 22B Line 11; OR, Form 22C Line 20 )	\$

State the following:

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		\$
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column.	\$	
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		\$
4. Total from Schedule F		\$
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		\$



B6 Summary (Official Form 6 - Summary) (12/07)

# United States Bankruptcy Court

## Eastern District Of New York

In re **Isack Rosenberg**

Case No. 09-46326 (CEC)

Debtor

Chapter 11

### SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	YES	1	\$ 740,000.00		
B - Personal Property	YES	7	\$ 20,348,250.00		
C - Property Claimed as Exempt	YES	1			
D - Creditors Holding Secured Claims	YES	2		\$16,187,000	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	YES	2		\$ 0.00	
F - Creditors Holding Unsecured Nonpriority Claims	YES	4		\$ 71,107.00(Fixed) \$ 89,310,000.00 Guarantee Contingent	
G - Executory Contracts and Unexpired Leases	YES	1			
H - Codebtors	YES	1			
I - Current Income of Individual Debtor(s)	YES	1			\$ 0.00
J - Current Expenditures of Individual Debtors(s)	YES	1			\$ 0.00
TOTAL		15	\$ 21,088,250	\$ 16,258,000	



In re: Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(If known)

**SCHEDULE A - REAL PROPERTY**

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a co-tenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, or both own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT MARKET VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
908 Driggs Ave., Brooklyn, NY	Ownership interest in condo		\$300,000	\$243,000
84 Lewis Ave., Bethlehem, New Hampshire as nominee for congregation Yetov Lev	Titled. 50% interest  50% interest		\$140,000	\$120,000
1067 54 <sup>th</sup> Street Brooklyn, NY			\$300,000	\$250,000
			<b>Total</b>	<b>\$740,000</b>

(Report also on Summary of Schedules.)

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(If known)

**SCHEDULE B - PERSONAL PROPERTY**

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, or both own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petitioner is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property."

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	H U S B A N D W I F E J O I N T C O M M U N I T Y	CURRENT MARKET VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1. Cash on hand.	X			
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and home- stead associations, or credit unions, brokerage houses, or cooperatives.	X	Checking Signature Bank 84 Broadway Brooklyn, NY 11211		\$ 0.00
3. Security deposits with public utilities, telephone companies, land- lords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.			J	\$15,000.00
5. Books; pictures and other art objects; antiques; stamp, coin, record, tape, compact disc, and other collections or collectibles.	X	106 Ross Street Brooklyn, NY 11211		\$5,000.00
6. Wearing apparel.				\$750.00
7. Furs and jewelry.				
8. Firearms and sports, photo- graphic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X	Trust on the life of S. Kohn \$1,000,000 face amount.		undetermined
10. Annuities. Itemize and name each issuer.	X			

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(If known)

**SCHEDULE B - PERSONAL PROPERTY**

(Continuation Sheet)

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	REMOVED, WITH DRAWN, OR EXEMPTED	CURRENT MARKET VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
11. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Itemize.	X			
12. Stock and interests in incorpo- rated and unincorporated businesses. Itemize.	X			
13. Interests in partnerships or joint ventures. Itemize.	X	See attached schedule		\$20,327,500
14. Government and corporate bonds and other negotiable and non- negotiable instruments.	X	See attached schedule		
15. Accounts receivable.	X			
16. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
17. Other liquidated debts owing debtor including tax refunds. Give particulars.	X			
18. Equitable or future interests, life estates, and rights or powers exercis- able for the benefit of the debtor other than those listed in Schedule of Real Property.	X			
19. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
20. Other contingent and unliqui- dated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.				
21. Patents, copyrights, and other intellectual property. Give particulars.				
22. Licenses, franchises, and other general intangibles. Give particulars.				

Form B6B-cont  
(10/39)

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(If known)

**SCHEDULE B -PERSONAL PROPERTY**

(Continuation Sheet)

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	Amount owed on this property	CURRENT MARKET VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
23. Automobiles, trucks, trailers, and other vehicles and accessories.				
24. Boats, motors, and accessories.				
25. Aircraft and accessories.				
26. Office equipment, furnishings, and supplies.				
27. Machinery, fixtures, equipment, and supplies used in business.				
28. Inventory.				
29. Animals.				
30. Crops - growing or harvested. Give particulars.				
31. Farming equipment and implements.				
32. Farm supplies, chemicals, and feed.				
33. Other personal property of any kind not already listed. Itemize.				
Total				\$ 20,348,250.00

\_\_\_\_\_ continuation sheets attached

Total

(Include amounts from any continuation  
sheets attached. Report total also on  
Summary of Schedules.)

	A	B	C	D	E	F	G	H	I	J	K	L	M
37	Isack Rosenberg												
38	470 Kent Avenue												
39	BROOKLYN, NEW YORK 11211												
40	718-387-1938												
41	Schedule of Equity Ownership of Isack Rosenberg												
42	July 31, '09												
43													
44										Tax ID #		Estimated	
45	Schedule of Ownership Equity Before Mortgages Payable											Current	
46	Current market value of my 50% share of Certified Lumber Corp. - Real Estate											Value	
47	Current market value of my 50% share of Certified Lumber Corp. & BP - Lumber business											5,500,000	
48	Current market value of my 50% Share of Boro Park Home Center Corp.											1,250,000	
49	Current market value of my 50% Partnership interest in Waterfront Realty											1,200,000	
50	Current market value of my 50% share of 54 Eldridge St Corp											16,500,000	
51	Current market value of my 50% share of Franklin Realty Corp.											2,500,000	
52	Current market value of my 50% share of Franklin Realty Corp. Parking Lot											2,400,000	
53	Current market value of my 50% share of Exclusive Door Co Inc											1,800,000	
54	Current market value of my 50% share of 186 Clymer											450,000	
55	Current market value of my 100% share in 84-100 Maspeth Ave Brooklyn, NY											1,250,000	
56	Current market value of my 50% share McCaren Park Mews LLC 205 N 11th St Brooklyn, NY-Value to be determined											14,300,000	
57	Current Market Value of Condo 908 Driggs Ave. Brooklyn, NY											300,000	
58	Current Market Value of my 50% share Condo 84 Lewis Ave Bethlehem, New Hampshire											140,000	
59	Current Market Value of 50% of 1067 54th ST. Brooklyn, NY											300,000	
60	Current Market value of 22.5% of 13 Hooper LLC											950,000	
61	Total Assets											48,840,000	
62													
63	Schedule of Liabilities												
64	My share of Mortgage Payable CL \$1,150,000												
65	My 50% share of \$1,700,000 Mortgage Payable Boro Park												
66	My 50% share of \$3,800,000 Mortgage Payable Waterfront Realty												
67	My 50% share of Payable Exclusive Door Co												
68	My 50% share of 2,500,000 M/P Wachovia - 186 Clymer											450,000	
69	My 50% share of \$3,000,000 Mortgage Payable on 54 Eldridge St Corp											1,250,000	
70	My 50% share of \$2,700,000 Mortgage Payable on Franklin Realty Corp											1,500,000	
71	My 50% share of \$235,000 M/P on Franklin Realty Corp											1,350,000	
72	My 50% share of \$700,000 M/P Franklin Realty Corp Block 1885/15												
73	My 100 % share of \$1.2 M/P Franklin Realty (58 Kent)												
74	My 100 % share of \$1.2 M/P Franklin Realty (58 Kent)												
75	My 100 % share of \$1M/P Franklin Realty												
76	My 50% share of \$ 6 Mortgage Payable to RCG on 84-100 Maspeth Ave												

"SCHEDULE B-13"





B 6D (Official Form 6D) (12/07)

In re Isack Rosenberg

Case No. 09-46326 (CEC)  
(If known)

Debtor

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.



Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions Above.)	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	DISPUTED	UNLIQUIDATED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO.								
See attached schedule								
ACCOUNT NO.			VALUE \$					
ACCOUNT NO.			VALUE \$					
ACCOUNT NO.			VALUE \$					
Subtotal ▶ (Total of this page)							\$	\$
Total ▶ (Use only on last page)							\$ 16,187,000	\$

continuation sheets  
attached

(Report also on Summary of  
Schedules.)

(If applicable, report  
also on Statistical  
Summary of Certain  
Liabilities and Related  
Data.)



**Secured Creditors**

* RCG Longview II L.P. 7 Penn Plaza Suite 521 New York, Ny 10001	12,000,000	50	6,000,000	204 N 11 th St Brooklyn, NY	S	McCaren Park Mews
RCGLV Maspeth LLC 7 Penn Plaza Suite 521 NY, NY 10001	3,500,000	50	1,750,000	84-100 Maspeth Ave Brooklyn, NY	S	Maspeth Properties LLC
Citimortgage POB 9438 Gaithersburg, Md 20898-9438	210,000	100	210,000	1067 54th St Brooklyn NY	S	Isack Rosenberg
Suntrust Mortgage PO Box 26149 Richmond, VA 23260-6149	241,000	100	241,000	908 Driggs Ave Brooklyn NY	S	Isack Rosenberg
US Bank Home Mortgage PO Box 20005 Owensboro, KY 42304-0005	236,000	50	118,000	New Hampshire	N/A	50% Nominee with Sch
<b>Total Secured Creditors</b>	<b><u>16,187,000</u></b>		<b><u>8,319,000</u></b>			

**“SCHEDULE TO SCHEDULE D”**


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\* References to 50 mean that this amount is 50% of the claim and Abraham Rosenberg is equally liable on the claim.

B6E (Official Form 6E) (12/07)

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(if known)

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☒ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

**TYPES OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets.)

☐ Domestic Support Obligations

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

☐ Extensions of credit in an involuntary case

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

☐ Wages, salaries, and commissions

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$10,950\* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

☐ Contributions to employee benefit plans

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

B6E (Official Form 6E) (12/07) – Cont.

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(if known)

☐ Certain farmers and fishermen

Claims of certain farmers and fishermen, up to \$5,400\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

☐ Deposits by individuals

Claims of individuals up to \$2,425\* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

☐ Taxes and Certain Other Debts Owed to Governmental Units

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

☐ Commitments to Maintain the Capital of an Insured Depository Institution

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

☐ Claims for Death or Personal Injury While Debtor Was Intoxicated

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

\* Amounts are subject to adjustment on April 1, 2010, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

\_\_\_\_ continuation sheets attached

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(if known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data..

G Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER	C O D E B T O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
ACCOUNT NO.			Total guarantee Debt (Debtor is co-debtor with Abraham Rosenberg on nearly all this debt.)				\$69,310,000.00
See attached schedule							
ACCOUNT NO. 00450534837927			Total fixed debt (primarily credit card debt.)				\$ 71,107.00
ACCOUNT NO. 373272710191002							
ACCOUNT NO. 315126719648							
Subtotal							\$
Total							\$ 69,381,107.00

\_\_\_\_ continuation sheets attached

(Use only on last page of the completed Schedule F.)  
(Report also on Summary of Schedules and, if applicable, on the Statistical  
Summary of Certain Liabilities and Related Data.)

**Isack Rosenberg**  
**Schedule of Creditors**  
**July 29 '09**

**Gross  
Amount**

**IR %**

**Isack  
Amount**

**Property**

**Type**

**Debtor**

**S secured**

**U unsecured**

**L Lease**

**Unsecured Creditors**

**Guaranteed by Isack & Abraham Rosenberg**

**Collateralized by Affiliated Companies**

Joseph Savino Capital One bank 225 Old Country Road Mellville, N.Y. 11747	3,800,000	50	1,900,000	462 Kent Ave Brooklyn, NY 11211	U	Waterfront Realty II LLC
32nd St Investors III LLC c/o Alter Mantel LLP 90 Park Ave 35th fl NY, NY 10016	6,000,000	50	3,000,000	84-100 Maspeth - 462 Kent Ave	U	Maspeth Properties LLC
N.C. Capital Corp 4309 13th Ave Brooklyn, Ny 11219	1,800,000	50	900,000	84-100 Maspeth Brooklyn, NY	U	Maspeth Properties LLC
Capital One Bank Joseph Savino 225 Old Country Rd. Mellville NY 11747	46,000,000	50	23,000,000	204 N 11th St Brooklyn, NY	U	McCaren Park Mews
Brooklyn Federal Savings 81 Court St Brooklyn, NY 11201	2,300,000 1,600,000	50 50	1,150,000 800,000	380 Flushing Ave Brooklyn, NY 4601 New Utrecht Ave Brooklyn, NY	U U	Franklin Realty Boro Park Home Center
Bank of Smithtown 100 Motor Parkway Suite 160 Hauppauge, NY 11788-5174	1,150,000	50	575,000	470 Kent Ave Brooklyn, NY 11211	U	Certified Lumber Corp
Wachovia Securities	2,500,000	50	1,250,000	186 Clymer St Brooklyn, NY 11211	U	186 - 188 Clymer St Re

LL

201 S College St  
Charlotte, NC 28244

Astoria Federal Savings Bank 1 Corporate Drive Suite 360 Lake Zurich, IL 60047-8945	2,960,000	50	1,480,000	54 Eldridge St New York, NY	U	54 Eldridge St Corp
Jay Kimmel as nominee c/o Kimmel & Kimmel 270 Madsion 13th Fl NY NY 10016	1,200,000	100	1,200,000	35 Franklin Ave Brooklyn, NY	U	Franklin Realty Corp
<b>Total Unsecured creditors</b>	<b><u>69,310,000</u></b>		<b><u>35,255,000</u></b>			

**Unsecured Creditors - credit Cards**

Bank of America PO Box 15026 Willmington, DE 19850-5026	3258	45,000	100	45,000	Unsecured - revolving credit card	U
Chase PO Box 15298 Willmington, DE 19850-5298	4580	3,562	100	3,562	Unsecured - revolving credit card	U
American Express PO Box 981535 Elpaso, TX 79998-1535	3009	1,073	100	1,073	Unsecured - revolving credit card	U
American Express PO Box 981535 Elpaso, TX 79998-1535	9594	5,828	100	5,828	Unsecured - revolving credit card	U

<b>American Express</b>				
<b>PO Box 981535</b>	<b>5834</b>	<b>7600</b>	<b>100</b>	<b>7600 Unsecured - revolving credit card U</b>
<b>El Paso, TX 79998-1535</b>				
<b>American Honda</b>				
<b>POB 65507</b>	<b>3557</b>	<b>5090</b>		<b>5090 509 monthly lease started June '0'. Lease</b>
<b>Wilmington, De 19808-0507</b>				
<b>GMAC</b>				
<b>PO Box 380902,</b>	<b>2209</b>	<b>2954</b>	<b>100</b>	<b>2954 Car Lease - Isack 984.73 monthly Lease</b>
<b>Bloomington, MN 55438-0902</b>				
<b>Capital One</b>				
<b>Joseph Savino</b>	<b>2247</b>	<b>0</b>	<b>100</b>	<b>0</b>
<b>225 Old Country Road</b>				
<b>Mellville, N.Y. 11747</b>				
<b>Total Credit Cards</b>		<b>71107</b>		<b>71,107</b>
<b>Grand Total Unsecured Creditors</b>		<b>69,381,107</b>		<b>35,326,107</b>

In re Isack Rosenberg

Case No. 09-46326 (CEC)

Debtor

(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described.

**NOTE:** A party listed on this schedule will not receive notice of the filing of this case unless the party is also scheduled in the appropriate schedule of creditors.

☐ Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
<div>America Honda P.O. Box 65507 Wilmington, DE 19808-0507</div>	<div>Honda vehicle – June 2009 Property \$509 monthly</div>
<div>GMAC P.O. Box 380902 Bloomington, MN 55438-0902</div>	<div>Vehicle \$984.73 monthly</div>



Form B6H  
(6/90)

In re Isack Rosenberg

Debtor

Case No. 09-46326 (CEC)

(if known)**SCHEDULE H - CODEBTORS**

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by debtor in the schedules of creditors. Include all guarantors and co-signers. In community property states, a married debtor not filing a joint case should report the name and address of the nondebtor spouse on this schedule. Include all names used by the nondebtor spouse during the six years immediately preceding the commencement of this case.

☐ Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Abraham Rosenberg 66 Hewes Street Brooklyn, NY	See schedules to B-13, D, F

B6I (Official Form 6I) (12/07)

In re Isack RosenbergCase No. 09-046326 (CEC)

Debtor

(if known)

**SCHEDULE I - CURRENT INCOME OF INDIVIDUAL DEBTOR(S)**

The column labeled "Spouse" must be completed in all cases filed by joint debtors and by every married debtor, whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. Do not state the name of any minor child. The average monthly income calculated on this form may differ from the current monthly income calculated on Form 22A, 22B, or 22C.

Debtor's Marital Status:	DEPENDENTS OF DEBTOR AND SPOUSE	
	RELATIONSHIP(S):	AGE(S):
Employment:	DEBTOR	SPOUSE
Occupation Self Employed		Deborah
Name of Employer		Not employed
How long employed		
Address of Employer		

See Attached  
INCOME: (Estimate of average or projected monthly income at time case filed)

1. Monthly gross wages, salary, and commissions  
(Prorate if not paid monthly)  
2. Estimate monthly overtime

## 3. SUBTOTAL

## 4. LESS PAYROLL DEDUCTIONS

- a. Payroll taxes and social security  
b. Insurance  
c. Union dues  
d. Other (Specify): \_\_\_\_\_

## 5. SUBTOTAL OF PAYROLL DEDUCTIONS

## 6. TOTAL NET MONTHLY TAKE HOME PAY

7. Regular income from operation of business or profession or farm  
(Attach detailed statement)  
8. Income from real property  
9. Interest and dividends  
10. Alimony, maintenance or support payments payable to the debtor for  
the debtor's use or that of dependents listed above  
11. Social security or government assistance  
(Specify):  
12. Pension or retirement income  
13. Other monthly income  
(Specify): \_\_\_\_\_

## 14. SUBTOTAL OF LINES 7 THROUGH 13

## 15. AVERAGE MONTHLY INCOME (Add amounts on lines 6 and 14)

\$  
16. COMBINED AVERAGE MONTHLY INCOME: (Combine column  
totals from line 15)(Report also on Summary of Schedules and, if applicable,  
on Statistical Summary of Certain Liabilities and Related Data)

17. Describe any increase or decrease in income reasonably anticipated to occur within the year following the filing of this document

: \_\_\_\_\_

B6J (Official Form 6J) (12/07)

In re Isack RosenbergCase No. 09-46326 (CEC)

Debtor

(if known)

**See Attached Schedule****SCHEDULE J - CURRENT EXPENDITURES OF INDIVIDUAL DEBTOR(S)**

Complete this schedule by estimating the average or projected monthly expenses of the debtor and the debtor's family at time case filed. Prorate any payments made bi-weekly, quarterly, semi-annually, or annually to show monthly rate. The average monthly expenses calculated on this form may differ from the deductions from income allowed on Form 22A or 22C.

☐ Check this box if a joint petition is filed and debtor's spouse maintains a separate household. Complete a separate schedule of expenditures labeled "Spouse."

1. Rent or home mortgage payment (include lot rented for mobile home) \$ \_\_\_\_\_
- a. Are real estate taxes included? Yes \_\_\_\_\_ No \_\_\_\_\_
- b. Is property insurance included? Yes \_\_\_\_\_ No \_\_\_\_\_
2. Utilities: a. Electricity and heating fuel \$ \_\_\_\_\_
- b. Water and sewer \$ \_\_\_\_\_
- c. Telephone \$ \_\_\_\_\_
- d. Other \_\_\_\_\_ \$ \_\_\_\_\_
3. Home maintenance (repairs and upkeep) \$ \_\_\_\_\_
4. Food \$ \_\_\_\_\_
5. Clothing \$ \_\_\_\_\_
6. Laundry and dry cleaning \$ \_\_\_\_\_
7. Medical and dental expenses \$ \_\_\_\_\_
8. Transportation (not including car payments) \$ \_\_\_\_\_
9. Recreation, clubs and entertainment, newspapers, magazines, etc. \$ \_\_\_\_\_
10. Charitable contributions \$ \_\_\_\_\_
11. Insurance (not deducted from wages or included in home mortgage payments)
- a. Homeowner's or renter's \$ \_\_\_\_\_
- b. Life \$ \_\_\_\_\_
- c. Health \$ \_\_\_\_\_
- d. Auto \$ \_\_\_\_\_
- e. Other \_\_\_\_\_ \$ \_\_\_\_\_
12. Taxes (not deducted from wages or included in home mortgage payments)  
(Specify) \_\_\_\_\_ \$ \_\_\_\_\_
13. Installment payments: (In chapter 11, 12, and 13 cases, do not list payments to be included in the plan)
- a. Auto \$ \_\_\_\_\_
- b. Other \_\_\_\_\_ \$ \_\_\_\_\_
- c. Other \_\_\_\_\_ \$ \_\_\_\_\_
14. Alimony, maintenance, and support paid to others \$ \_\_\_\_\_
15. Payments for support of additional dependents not living at your home \$ \_\_\_\_\_
16. Regular expenses from operation of business, profession, or farm (attach detailed statement) \$ \_\_\_\_\_
17. Other \_\_\_\_\_ \$ \_\_\_\_\_
18. AVERAGE MONTHLY EXPENSES (Total lines 1-17. Report also on Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.) \$ \_\_\_\_\_
19. Describe any increase or decrease in expenditures reasonably anticipated to occur within the year following the filing of this document:

**20. STATEMENT OF MONTHLY NET INCOME**

- a. Average monthly income from Line 15 of Schedule I \$ \_\_\_\_\_
- b. Average monthly expenses from Line 18 above \$ \_\_\_\_\_
- c. Monthly net income (a. minus b.) \$ \_\_\_\_\_

	A	B	C
1	Isack Rosenberg		
2	Monthly Budget		
3	August '09		
4			
5	<u>Income</u>		
6	Net monthly wages (G 16250)		11,872.00
7	Additional Drawings		35866
8			
9	<u>Expenses</u>		
10	Food	2500	
11	Clothing	1000	
12	Spouse	2000	
13	Medical	600	
14	Maint 106 Ross & Monroe	8200	
15	Rent 106 Ross	3800	
16	Travel	800	
17	Util	1050	
18	Sundries	500	
19	Support Children	4500	
20	Freedom Mortg-Monroe Debora	780	
21	Total personal expenses	25730	
22			
23			
24	<u>Real Estate Income</u>		
25	1067 54 - Income		2510.15
26	908 Driggs - Income		1800
27	Total Income		52,048.15
28	<u>Real Estate Expenses</u>		
29	1067 54 - Exp	2510.15	
30	908 Driggs - Exp	1750	
31	Interest Exp - 13 Hooper	11,083	
32	Interest Cong Sharei Tova - Maspe	1250	
33	Total Expenses	42323.15	
34			
35			
36	<u>Business Expenses</u>		
37	John Hancock	8775	
38	Wife - Monroe RE Tax	950	
39	Total Expenses	52048.15	

INCOME + EXPENSES

Case No. \_\_\_\_\_

(if known)

Debtor

**DECLARATION CONCERNING DEBTOR(S) SCHEDULES****DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR**

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of sheets (total shown on summary page plus 2), and that they are true and correct to the best of my knowledge, information, and belief.

9/22/09

Date

Signature of Debtor

Date

Signature of Joint Debtor

\*\*\*\*\*

**DECLARATION AND SIGNATURE OF BANKRUPTCY PETITION PREPARER (Sec 11 U.S.C. § 110)**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required under that section; and (4) I will not accept any additional money or other property from the debtor before the filing fee is paid in full.

Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer

Social-Security No. (Required by 11 U.S.C. § 110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social-security number of the officer, principal, responsible person or partner who signs this document.

Address

X

Signature of Bankruptcy Petition Preparer

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person. A bankruptcy petition preparer's failure to comply with the provisions of Title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

\*\*\*\*\*

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, \_\_\_\_\_ named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary of schedules, consisting of sheets (total shown on summary page plus 1), and that they are true and correct to the best of my knowledge, information, and belief.

Date

Signature of Authorized Individual

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. § 152 and 3571.

**FORM 7. STATEMENT OF FINANCIAL AFFAIRS**  
**UNITED STATES BANKRUPTCY COURT**  
**Eastern District of New York**

In Re: ISACK ROSENBERGCase No. 09-46326-CECDebtor(if known)

**STATEMENT OF FINANCIAL AFFAIRS**

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfer and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

Questions 1-18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19-25. If the answer to an applicable question is "None", mark the box labeled "None". If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

**DEFINITIONS**

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

None ☒ **1. Income from employment or operation of business**

State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the two years immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Amount	Source
'07 \$195,000.00 .....	Salary
\$886,965.00 .....	Real Estate Earnings
\$1,081,965.00 .....	(approx.)

'08 Tax Return not yet filed, but 2008 amounts are approximately the same.

**2. Income other than from employment or operation of business**

- None ☒ State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the two years immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Amount

Source

See above.

**3. Payments to creditors**

- None ☒ a. Individual or joint debtor(s) with primarily consumer debts: List all payments on loans, installment purchases of goods or services, and other debts, aggregating more than \$600 to any creditor, [except for a debt on account of a domestic support obligation,] made within 90 days immediately preceding the commencement of this case. Indicate with an \* any payments that were made to the creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and creditor counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Creditor	Dates of Payments	Amount Paid	Amount Still Owing
N/A			

- None ☒ b. Debtor whose debts are not primarily consumer debts: List each payment or other transfer to any creditor made within 90 days immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,475. If the debtor is an individual, indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Creditor	Dates of Payments/ Transfers	Amount Paid or Value of Transfers	Amount Still Owing
------------------------------	---------------------------------	--------------------------------------	-----------------------

Payments made were in the ordinary course.

- None ☒ c. All debtors: List all payment made within one year immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Creditor and Relationship to Debtor	Date of Payment	Amount Paid	Amount Still Owing
------------------------------------------------------------	--------------------	----------------	-----------------------

All payments made in the ordinary course.

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#### 4. Suits and administrative proceedings, executions, garnishments and attachments

- None ☒ a. List all suits and administrative proceedings to which the debtor is or was a party within one year immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Caption of Suit and Case Number	Nature of Proceeding	Court or Agency and Location	Status or Disposition
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Capital Bank v. McClaren Bank, et. al.  
New York State Supreme Court  
Index No. 4396/09

RCG et. al. v. Maspeth Properties LLC, et. al.  
New York State Supreme Court  
Index No. 2324/09



- None ☒ b. Describe all property that has been attached, garnished or seized under any legal or equitable process within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Person for Whose  
Benefit Property was Seized

Date of  
Seizure

Description and  
Value of Property

A

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#### 5. Repossessions, foreclosures and returns

- None ☒ List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of  
Creditor or Seller

Date of Repossession,  
Foreclosure Sale,  
Transfer or Return

Description and Value  
of Property

**6. Assignments and receiverships**

None ☒

a. Describe any assignment of property for the benefit of creditors made within 120 days immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address  
of Assignee

Date of  
Assignment

Terms of Assignment  
or Settlement

None ☒

b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address  
of Custodian

Name and Location of Court  
Case Title & Number

Date of Order

Description and  
Value of Property

**7. Gifts**

None ☒ List all gifts or charitable contributions made within one year immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Person or Organization	Relationship to Debtor, if any	Date of Gift	Description and Value of Gift
-----------------------------------------------	-----------------------------------	--------------	----------------------------------

**Gifts & Charities**

\$432,000 to Cong Heichal Zvi of which approx \$250,000 was for a 1,200,000 mortgage by Sharei Tora which obligation was undertaken in approx. 2003 after the Yeshiva closed down we continued to make mortgage payments. In addition payments were being made on a 1 million Dollar mortgage on Franklin Realty to finance the construction of a new building for Central Cong Yetev Lev. On or about Sep of '06.

In addition monies were given to the children for support.

**8. Losses**

None ☒ List all losses from fire, theft, other casualty or gambling within one year immediately preceding the commencement of this case or since the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Description and Value of Property	Description of Circumstances and, if Loss was Covered in Whole or in Part by Insurance, Give Particulars.	Date of Loss
--------------------------------------	-----------------------------------------------------------------------------------------------------------------	--------------

N/A

**9. Payments related to debt counseling or bankruptcy**

None ☒ List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of a petition in bankruptcy within one year immediately preceding the commencement of this case.

Name and Address of Payee	Date of Payment, Name of Payor if other than Debtor	Amount of Money or Description and Value of Property
------------------------------	--------------------------------------------------------	---------------------------------------------------------

**10. Other transfers**

- None ☒ a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within two years immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Transferee,  
Relationship to Debtor

Date

Describe Property Transferred  
and Value Received

- None ☒ b. List all property transferred by the debtor within ten years immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

Name of Trust or Other Device

Date(s) of Transfer(s)

Amount of Money or Description and Value  
of Property or Debtor's Interest in Property

**11. Closed financial accounts**

- None ☒ List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within one year immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address  
of Institution

Type of Account, Last Four  
Digits of Account Number,  
and Amount of Final Balance

Amount and Date of  
Sale or Closing

**12. Safe deposit boxes**

None ☒ List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Bank or Other Depository	Names and Addresses of those with Access to Box or Depository	Description of Contents	Date of Transfer or Surrender, if any
-------------------------------------------------	------------------------------------------------------------------	-------------------------	------------------------------------------

**13. Setoffs**

None ☒ List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within 90 days preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Name and Address of Creditor	Date of Setoff	Amount of Setoff
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**14. Property held for another person**

None ☒ List all property owned by another person that the debtor holds or controls.

Name and Address of Owner	- Description and Value of Property	Location of Property
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Property in 84 Lewis Ave Bethlehem, New Hampshire

**15. Prior address of debtor**

None ☒ If the debtor has moved within the three years immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

Address

Name Used

Dates of Occupancy

N/A

**16. Spouses and former spouses**

None ☒ If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

Name

N/A

# 17. Environmental information

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law.

- None ☒ a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law.

Site Name and Address	Name and Address of Governmental Unit	Date of Notice	Environmental Law
N/A			

- None ☒ b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

Site Name and Address	Name and Address of Governmental Unit	Date of Notice	Environmental Law
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- None ☒ c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

Name and Address of Governmental Unit	Docket Number	Status or Disposition
---------------------------------------	---------------	-----------------------

**18. Nature, location and name of business**

- None ☒ a. If the debtor is an individual, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was a self-employed in a trade, profession, or other activity either full- or part-time within the six-years immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within the six years immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within the six years immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within the six years immediately preceding the commencement of this case.

Name, Address, Last Four Digits of Soc. Sec. No.  
Complete EIN or Other Taxpayer I.D. No.

Nature of Business

Beginning and  
Ending Dates

Certified Lumber Corp. - 11-2332714 - present from	1974
Boro Park Home Center Corp. - 11-2431244 - present from	1977
Waterfront Realty II LLC - 11-2595944 - present from	1980
Franklin Realty Corp. - 11-2949131 - present from	1986
Exclusive Door Co., Inc. - 11-2947981 - present from	1988
54 Eldridge St. Corp. - Single Asset - 11-2883897 - present from	1985
186 Clymer Realty - Single Asset - 11-2993760 - present from	1988
Maspeth Properties - Single Asset - present from	2004
McCaren Park Mews - Single Asset - present from	2005

- None ☒ b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

Name

Address



The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within the six years immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or otherwise self-employed.

(An individual or joint debtor should complete this portion of the statement only if the debtor is or has been in business, as defined above, within the six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

#### 19. Books, records and financial statements

- None ☒ a. List all bookkeepers and accountants who within the two years immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

Name and Address

Dates Services Rendered

Schwartz & Co. CPA

- None ☒ b. List all firms or individuals who within the two years immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of this debtor.

Name and Address

Dates Services Rendered

Schwartz & Co. CPA

- None ☒ c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

Name and Address

Schwartz & Co. CPA

- None ☒ d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued within the two years immediately preceding the commencement of this case by the debtor.

Name and Address

Date Issued

The same financial statements were given to various brokers for purpose of refinancing the existing obligations. A copy will be made available upon request.

**20. Inventories**

- None ☒ a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

Date of Inventory	Inventory Supervisor	Amount of Inventory (Specify cost, market or other basis)
N/A		

- None ☒ b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

Date of Inventory	Name and Address of Custodian of Inventory Records
N/A	

**21. Current Partners, Officers, Directors and Shareholders**

- None ☒ a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

Name and Address	Nature of Interest	Percentage of Interest
N/A		

- None ☒ b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting securities of the corporation.

Name and Address	Title	Nature and Percentage of Stock Ownership
N/A		

**22. Former partners, officers, directors and shareholders**

- None ☒ a. If the debtor is a partnership, list each member who withdrew from the partnership within one year immediately preceding the commencement of this case.

Name and Address

Date of Withdrawal

N/A

- None ☒ b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within one year immediately preceding the commencement of this case.

Name and Address

Title

Date of Termination

N/A

**23. Withdrawals from a partnership or distributions by a corporation**

- None ☒ If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during one year immediately preceding the commencement of this case.

Name and Address of Recipient,  
Relationship to Debtor

Date and Purpose of Withdrawal

Amount of Money  
and Value of Property

N/A

**24. Tax consolidation group**

- None ☒ If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within the six-year period immediately preceding the commencement of this case.

Name of Parent Corporation

Taxpayer Identification Number

N/A

**25. Pension funds**

- None ☒ If the debtor is not an individual, list the name and federal taxpayer identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within the six-year period immediately preceding the commencement of this case.

Name of Pension Fund

Taxpayer Identification Number

N/A

(If completed by an individual or individual and spouse.)

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct.

9/22/09  
Date

X   
Signature of Debtor

X \_\_\_\_\_  
Signature of Joint Debtor

(If completed on behalf of a partnership or corporation)

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

\_\_\_\_\_  
Date

X \_\_\_\_\_  
Signature of Authorized Individual

\_\_\_\_\_  
Printed Name and Title

**DECLARATION AND SIGNATURE OF BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required under that section; and (4) I will not accept any additional money or other property from the debtor before the filing fee is paid in full.

\_\_\_\_\_  
Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social Security No. (Required by 11 U.S.C. § 110.)

*If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social-security number of the officer, principal, responsible person or partner who signs this document.*

\_\_\_\_\_  
Address

X \_\_\_\_\_  
Signature of Bankruptcy Petition Preparer

\_\_\_\_\_  
Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

*If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person. A bankruptcy petition preparer's failure to comply with the provisions of Title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.*

822B (Official Form 22B) (Chapter 11) (01/08)

In re Isack Rosenberg

Debtor

Case Number: 09-46326 (CEC)  
(If known)

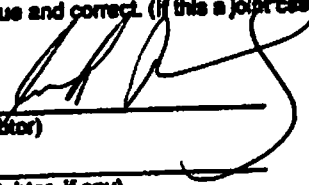
## CHAPTER 11 STATEMENT OF CURRENT MONTHLY INCOME

In addition to Schedules I and J, this statement must be completed by every individual chapter 11 debtor, whether or not filing jointly. Joint debtors may complete one statement only.

Part I. CALCULATION OF CURRENT MONTHLY INCOME														
<p>Marital/filing status. Check the box that applies and complete the balance of this part of this statement as directed.</p> <p><input type="checkbox"/> a. Unmarried. Complete only Column A ("Debtor's Income") for Lines 2-10.a.</p> <p><input type="checkbox"/> b. Married, not filing jointly. Complete only Column A ("Debtor's Income") for Lines 2-10.</p> <p><input type="checkbox"/> c. Married, filing jointly. Complete both Column A ("Debtor's Income") and Column B ("Spouse's Income") for Lines 2-10.</p>														
All figures must reflect average monthly income received from all sources, derived during the six calendar months prior to filing the bankruptcy case, ending on the last day of the month before the filing. If the amount of monthly income varied during the six months, you must				<p>Column A</p> <p>Debtor's Income</p>	<p>Column B</p> <p>Spouse's Income</p>									
2	Gross wages, salary, tips, bonuses, overtime, commissions.			\$ 16,250.00	\$									
3	<p>Net income from the operation of a business, profession, or farm. Subtract Line b from Line a and enter the difference in the appropriate column(s) of Line 3. If more than one business, profession or farm, enter aggregate numbers and provide details on an attachment. Do not enter a number less than zero.</p> <table border="1"> <tr> <td>a.</td> <td>Gross receipts</td> <td>\$</td> </tr> <tr> <td>b.</td> <td>Ordinary and necessary business expenses</td> <td>\$</td> </tr> <tr> <td>c.</td> <td>Business income</td> <td>Subtract Line b from Line a.</td> </tr> </table>			a.	Gross receipts	\$	b.	Ordinary and necessary business expenses	\$	c.	Business income	Subtract Line b from Line a.	0	\$
a.	Gross receipts	\$												
b.	Ordinary and necessary business expenses	\$												
c.	Business income	Subtract Line b from Line a.												
4	<p>Net rental and other real property income. Subtract Line b from Line a and enter the difference in the appropriate column(s) of Line 4. Do not enter a number less than zero.</p> <table border="1"> <tr> <td>a.</td> <td>Gross receipts</td> <td>\$</td> </tr> <tr> <td>b.</td> <td>Ordinary and necessary operating expenses</td> <td>\$</td> </tr> <tr> <td>c.</td> <td>Rent and other real property income</td> <td>Subtract Line b from Line a.</td> </tr> </table>			a.	Gross receipts	\$	b.	Ordinary and necessary operating expenses	\$	c.	Rent and other real property income	Subtract Line b from Line a.	\$ 35,888.00	\$
a.	Gross receipts	\$												
b.	Ordinary and necessary operating expenses	\$												
c.	Rent and other real property income	Subtract Line b from Line a.												
5	Interest, dividends, and royalties.			\$ 0	\$									
6	Pension and retirement income.			\$ 0	\$									
7	Any amounts paid by another person or entity, on a regular basis, for the household expenses of the debtor or the debtor's dependents, including child support paid for that purpose. Do not include alimony or separate maintenance payments or amounts paid by the debtor's spouse if Column B is completed.			\$ 0	\$									
8	<p>Unemployment compensation. Enter the amount in the appropriate column(s) of Line 8. However, if you contend that unemployment compensation received by you or your spouse was a benefit under the Social Security Act, do not list the amount of such compensation in Column A or B, but instead state the amount in the space below:</p> <table border="1"> <tr> <td>Unemployment compensation claimed to be a benefit under the Social Security Act</td> <td>Debtor \$</td> <td>Spouse \$</td> </tr> </table>			Unemployment compensation claimed to be a benefit under the Social Security Act	Debtor \$	Spouse \$	\$ 0	\$						
Unemployment compensation claimed to be a benefit under the Social Security Act	Debtor \$	Spouse \$												

2

## 822B (Official Form 22B) (Chapter 11) (01/08)

9	<p>Income from all other sources. Specify source and amount. If necessary, list additional sources on a separate page. Total and enter on Line 9. Do not include alimony or separate maintenance payments paid by your spouse if Column B is completed, but include all other payments of alimony or separate maintenance. Do not include any benefits received under the Social Security Act or payments received as a victim of a war crime, crime against humanity, or as a victim of international or domestic terrorism.</p> <table border="1" data-bbox="224 338 1117 422"> <tr> <td>a.</td> <td></td> <td>\$</td> </tr> <tr> <td>b.</td> <td></td> <td>\$</td> </tr> </table>	a.		\$	b.		\$	\$ 0	\$
a.		\$							
b.		\$							
10	Subtotal of current monthly income. Add Lines 2 thru 9 in Column A, and, if Column B is completed, add Lines 2 through 9 in Column B. Enter the total(s).	\$ 52,116	\$						
11	Total current monthly income. If Column B has been completed, add Line 10, Column A to Line 10, Column B, and enter the total. If Column B has not been completed, enter the amount from Line 10, Column A.	\$ 52,116							
Part II: VERIFICATION									
12	<p>I declare under penalty of perjury that the information provided in this statement is true and correct. (If this is a joint case, both debtors must sign.)</p> <p>Date: <u>September 22, 2009</u></p> <p>Signature: <u></u> (Debtor)</p> <p>Date: _____</p> <p>Signature: _____ (Joint Debtor, if any)</p>								

